



Sunland-Tujunga Site Chronology

1977 – 2004: Kmart operates a “big-box” retail store at 8040 Foothill Blvd.

2004: Kmart closes its store and transfers its leasehold interest in the site to The Home Depot.

August 25, 2005: In response to her query, **the City of Los Angeles Planning Department tells Councilmember Wendy Greuel that The Home Depot’s anticipated remodel only requires a ministerial action and thus no discretionary approval (including Specific Plan) is required for the permit to be issued.**

November 2005: The Home Depot submits a building permit application to the City of Los Angeles to remodel the vacant Kmart.

November 2005 – July 2006: There are 22 meetings between The Home Depot, Council Offices and the Planning and Building and Safety Departments, reviewing comments on The Home Depot’s plans to remodel the vacant Kmart.

May 23, 2006: As of this date, The Home Depot has revised its remodeling plans four times based on direction from the Planning and Building and Safety Departments. All elements of the proposed remodel that were not approved by Planning and Building and Safety Departments are eliminated from the plans and scope of work.

July 24, 2006: Now eight months after the ministerial building application was submitted, **the Planning and Building and Safety Departments each sign-off on the application and issue the remodeling permit to The Home Depot.**

July 2006 – March 2007: The Home Depot utilizes its permit and spends more than \$2 million in completing 90% of the permit-authorized work.

September 25, 2006: Two months after the remodeling permit is issued, the No Home Depot Campaign and the Sunland-Tujunga Alliance ask the Department of Building and Safety to justify its issuance in writing.

October 5, 2006: **The Department of Building and Safety affirms the permit’s issuance in writing.**

October 20, 2006: Three months after the permit was issued, The Home Depot’s opponents submit an improperly filed appeal of the remodeling permit to the Planning Department. Because there were no BTC fees (the required fees for the City of Los Angeles’ mailing contractor for public hearing notices) submitted with the appeal, the appeal was incomplete and thus should have been rejected by the City of Los Angeles.

As a long-standing practice, incomplete and untimely appeals are not accepted by the City of Los Angeles. A memo attached to the appeal form clearly explained to prospective appellants that “no exceptions will be made” for late appeals.

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November 30, 2006: The opponents submit their BTC fees for the appeal, 40 days after the affirmation of the permit and one month past the appeal deadline. As explained in the memo attached to the appeal form, the untimely submission of the fees should not cure the untimely appeal.

January 19, 2007: Six months after the permit was issued, Assistant Zoning Administrator Gary Booher holds a public hearing to consider the permit the Department of Building and Safety issued nearly six months earlier.

March 9, 2007: More than two months beyond the deadline to issue a decision legally, Assistant Zoning Administrator Gary Booher overturns the Department of Building and Safety's issuance of the permit. A stop work order is subsequently issued.

March 27, 2007: Supported by prominent leaders from the business community, including the Los Angeles Area Chamber of Commerce and the Valley Industry and Commerce Association, The Home Depot appeals the Zoning Administrator's untimely and legally flawed decision to the North Valley Area Planning Commission.

July 19, 2007: After 7 hours of public hearing, **the North Valley Area Planning Commission grants The Home Depot's appeal and reinstates the permit.**

July 31, 2007: On Councilmember Greuel's motion, the Los Angeles City Council votes to assert jurisdiction over The Home Depot's appeal.

August 15, 2007: After a brief public hearing, the Los Angeles City Council votes to overturn the North Valley Area Planning Commission's decision and revokes The Home Depot's remodeling permit.

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